BLUEBELL ESTATES

Nashenden Oast, Nashenden Farm Lane, Rochester, ME1 3TQ

Guide Price £650,000

A well presented attached oast conversion on this tucked away former farm complex just outside Rochester.

- 2300 sq ft 4 Bedroom, 4 Reception Oast Conversion
- Situated on a Former Farm Complex
- Overall Plot Approaching 1 Acre (tbv)
- Versatile Accommodation over 3 Storeys
- Ground Floor Annex Potential
- En-suite and Walk-in Wardrobe to Master Bedroom
- Extensive Gated Driveway
- Integral Double Garage
- 1 mile to Outstanding Primary School
- 2 miles to Outstanding Secondary School and Grammar School

If you are looking for a spacious character home, like the idea of living in the country but still need good access to a local town or city, then this could be the home for you. Situated down the end of a long lane is this former farm complex of around 14 properties converted from the original farm buildings. Kent Wildlife Trust own a lot of the neighbouring land and have created a Nature reserve, so there are some lovely walks to be enjoyed from your doorstep. The property itself is very spacious and also offers scope to perhaps incorporate a self-contained annex on the ground floor, subject to the usual consents of course. There are some Outstanding schools nearby, including The Pilgrim primary school (1 mile away), Sir Joseph William Mathematical secondary school and Rochester Grammar school (both 2 miles away) and of course the renowned Kings Independent School Rochester (2.5 miles away). Commuters to London will be glad to know they can access junction 3 of the M2 approximately 4.5 miles away and there are numerous rail commuting options including from Rochester or Chatham or perhaps driving to Ebbsfleet International with high speed services to London St Pancras in as little as 18 minutes. This beautiful character property really must be seen to be fully appreciated.

Situation

The property is situated on a former farm complex on the outskirts of Rochester. The property is perfectly situated for the North Downs Way (which comes through the farm) and is therefore perfect for walkers, mountain bikers and horse riders. Nearby Rochester boasts an array of mainstream and quirky shops and restaurants, as well as plenty of places to visit such as the Catherdral and Castle, the Guildhall museum and restoration house as well as riverside walks and parks. There are 2 yearly festivals that are well worth attending, The Sweeps festival in May and The Dickens festival in June. It has numerous educational establishments including the renowned Independent 'Kings School'. Rochester station enables journey times of under 40 minutes to London. There are road links to junction 2 of the M2 providing access to London and the coast.

Accommodation as follows:-

Glazed timber double doors into entrance hall.

Entrance Hall

19'2 x 9'11 max (5.84m x 3.02m max)

Rustic Oak effect flooring. cupboard under stairs. Doors to study and double garage.

Study

10' x 9'4 (3.05m x 2.84m)

Double glazed French doors to side. Rustic Oak effect flooring. Doors to family room and shower room. Tall column radiator.

Family Room

19'4 max x 19'3 max (5.89m max x 5.87m max)

L-Shaped. Rustic Oak flooring. Double glazed French doors to side. Double glazed window to side. Two tall column radiators.

Shower Room

White suite comprising double shower enclosure, pedestal basin with chrome mixer tap and dual flush low level WC Tiled flooring and fully tiled walls. Inset spotlights to ceiling. Column radiator.

Stairs / Landing

Carpeted staircase to galleried first floor landing. Doorways to living room, dining-room, kitchen, bedroom 4 and door to cloakroom. Double glazed window to side.

Living Room

19'3 max x 19'2 (5.87m max x 5.84m)

Dual aspect room with double glazed windows to side and rear. Rustic Oak effect flooring. 3 Radiators. Doorway to dining room.

Dining Room
19'7 x 9'4 (5.97m x 2.84m)
Double glazed window to rear overlooking garden. Rustic Oak flooring. Radiator.

Kitchen
14'10 x 9'5 (4.52m x 2.87m)
A matching range of Walnut effect units with Granite effect worksurfaces over. Stainless steel bowl and drainer with chrome mixer tap. Built in electric oven with ceramic hob and stainless steel hood over. Space for American style fridge/freezer. Slate effect tiles to floor and localised tiling to walls.

Bedroom 4
9'11 x 9'6 (3.02m x 2.90m)
Double glazed window to side. Rustic Oak effect flooring. Access to loft via hatch.

Cloakroom
White suite comprising wall mounted basin with chrome mixer tap and dual flush low level WC. Beech effect vinyl flooring. Radiator.

Stairs / Landing
Further carpeted staircase to second floor landing. Two hatches with access to loft. Radiator. Airing cupboard housing hot water cylinder. Doors to bedrooms 1,2,3 and bathroom.

Bedroom 1
14'1 x 13'10 (4.29m x 4.22m)
Limed oak effect flooring. Spotlights to ceiling. Radiator. Walk in wardrobe. Two double glazed windows to rear overlooking garden. Door to en-suite.

En-Suite
6'8 x 5'10 (2.03m x 1.78m)
White suite comprising bath with chrome mixer tap and chrome shower mixer, pedestal basin with chrome mixer tap and low level WC. Double glazed window to side.

Bedroom 2
19'4 x 12'9 max (5.89m x 3.89m max)
Double glazed windows to side and rear. Rustic Oak effect flooring. Two radiators.

Bedroom 3
13' x 9'11 (3.96m x 3.02m)
Double glazed window to rear. Rustic Oak effect flooring. Radiator.

Bathroom
6'5 x 8'7 (1.96m x 2.62m)
White suite comprising bath with chrome mixer tap and shower attachment, pedestal basin with chrome taps and dual flush low level WC. Double glazed window to side. Vinyl flooring and localised tilling to walls.

Outside

Front
The front of the property is mainly given over to an extensive block paved gated driveway with planting on the periphery.

Rear
The rear garden is mainly laid to lawn and split into two parts. The 'garden' area is nearest the property whilst an additional field has been purchased separately and is mainly laid to lawn but be aware that there are restrictions on the use of this land. eg no outbuildings or hard landscaping. There is a further garden area to the other side of the property accessed from the garden room and family room.

Double Garage
20' x 20' (6.10m x 6.10m)
Power and light. Boiler. Space for washing machine and tumble dryer. Two up and over doors to front.

Services
Electricity, oil heating, mains water and cesspit drainage

Viewing Arrangements
By appointment through:-
Bluebell Estates
27 High Street
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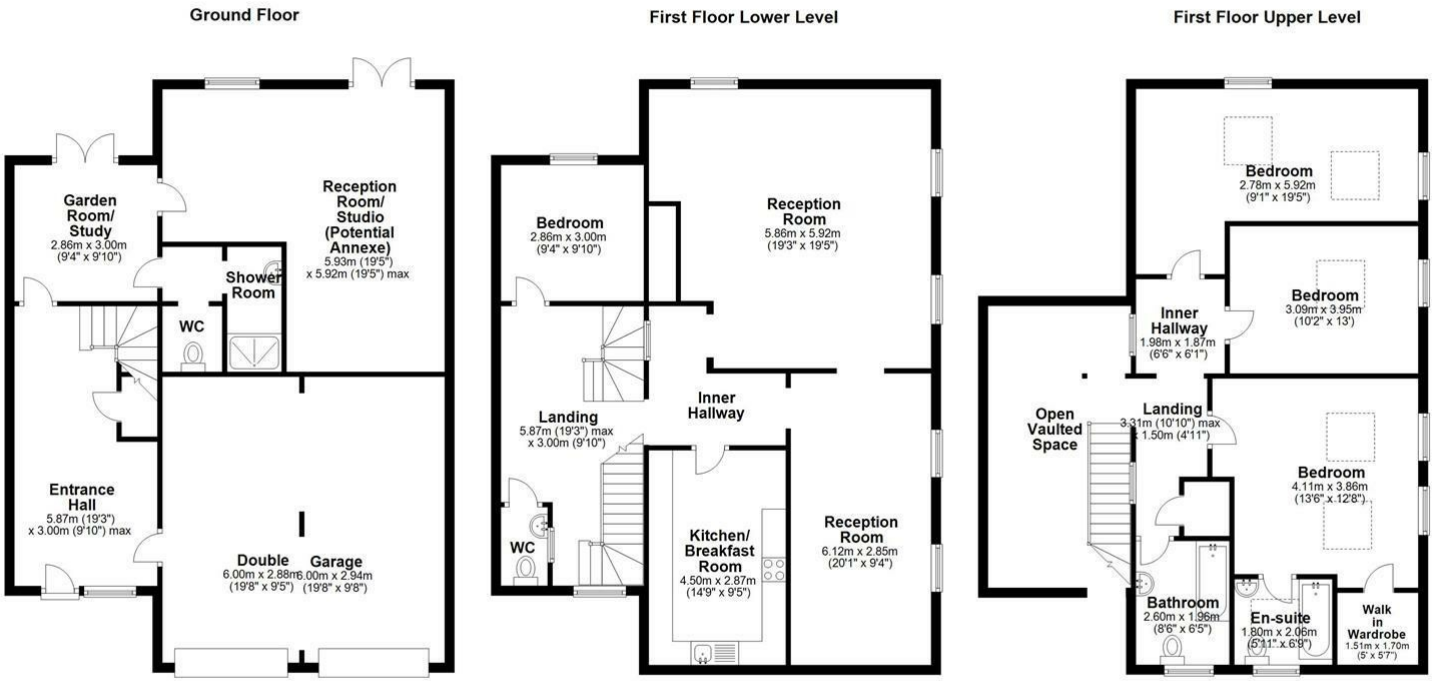

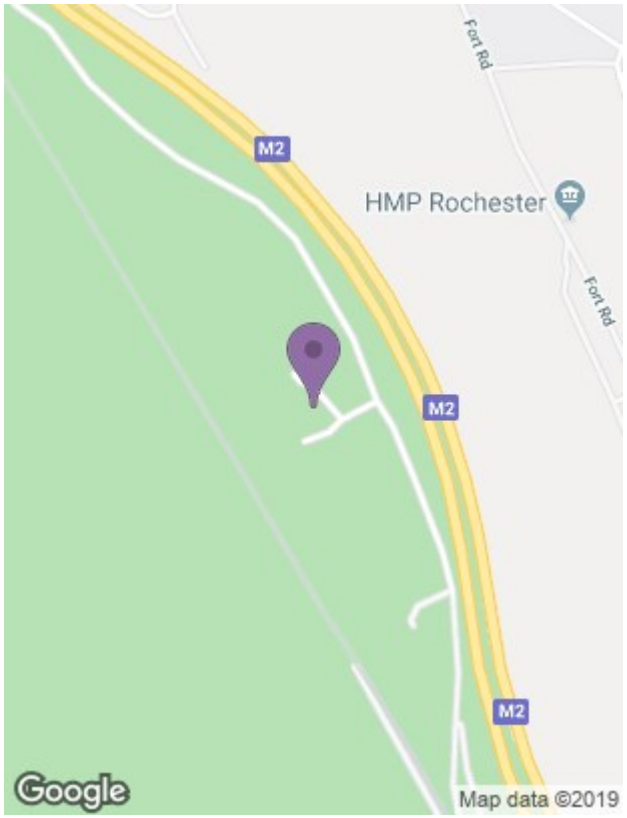

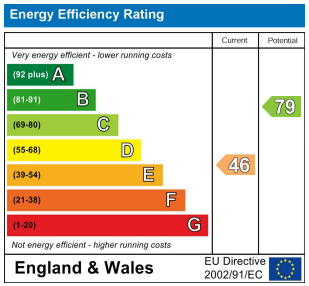

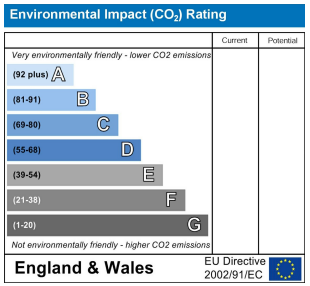

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